

The Saraland Planning Commission convened in regular session on October 12, 2021, at the Saraland Municipal Court Room. The meeting was called to order at 6:00 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson
Secretary Julie McGuire
Mayor Howard Rubenstein
Councilman Wayne Biggs
Barry Andrews
Dr. Wayne Lyssy
Chief Austin Sealy

Absent: Chris Williams
Vice Chairman David Brown

Others present: Ian Cantrell, City Planner, Mike Black, Director Building Department, Laura Tarver, Permit Technician; Andy Rutens, City Attorney; Kirby Latham, City Engineer

Motion was made by Wayne Lyssy to approve the minutes of the September 14, 2021 meeting, seconded by Barry Andrews. Motion carried.

Motion was made by Wayne Lyssy to approve the agenda for the October 12, 2021 meeting, seconded by Barry Andrews. Motion carried.

Chairman Scooter Thronson called for conflicts of interest of any agenda item for members of the Planning Commission. Howard Rubenstein expressed that because of his stake in property ownership on property in immediate proximity to Item 8D, a subdivision replat of 1090 Industrial Parkway, he would recuse himself from voting and discussion on that item.

Invocation by Wayne Biggs

OLD BUSINESS:

A - Site Plan Review for Saraland Mobile Home Park, located at 108 Saraland Blvd. N, zoned R5, consisting of parcels 2202032000091 and 2202040001003, filed by Bryce McMurry, Kinetic Capital on behalf of Diane Saranthus/Saranthus Investments INC/Equity Investments LLC

B - Site Plan Review for Saraland Mobile Home Park, located at 247 Saraland Ave, zoned R5, consisting of parcels 1908330008022.02, 1908330008022.01, and 1908330008022.001, filed by Bryce McMurry, Kinetic Capital on behalf of Diane Saranthus/Saranthus Investments INC/Equity Investments LLC

C - Site Plan Review for Saraland Mobile Home Park, located at 300 Saraland Ave, zoned R5, consisting of parcels 1908330001085.01, 1908330001085, 1908330001084, 1908330008021.001 filed by Bryce McMurry, Kinetic Capital on behalf of Diane Saranthus/Saranthus Investments INC/Equity Investments LLC

For all items of old business A, B, and C, Andy Rutens, City Attorney, expressed that in order to allow for further discussion with the applicants legal counsel, these items, Old Business A, B, and C should be held or tabled indefinitely. Motion made by Barry Andrews to table Old Business Items A, B, and C indefinitely. Seconded by Wayne Biggs. All members were in favor. Motion Carried.

NEW BUSINESS:

A – Public Hearing & Preliminary/Final Subdivision Plat Review to modify the existing property line, expanding the size of parcel 1806240000008.017 and reducing the size of parcel 1806240000001 by approximately 0.1 acres, filed by J3 V, LLC and Elysian Field, Inc. C/o Jon Lieber.

Chairman Scooter Thronson described the purpose of this application.

Ian Cantrell, City Planner, expressed that the goal of the application was to allow for the extension of the back yard of the lot, by allowing 0.1 acres to transfer to lot 47, which would allow the prospective new owner the ability to build a larger home on the property while still meeting the setback requirements for an R1 district. Cantrell explained that the homes on the west of the undeveloped side road along the property were already platted out with longer side lot lines, and this replat would make lot 47 more even to its immediate neighbors to the west. Cantrell gave a favorable recommendation.

Chairman Scooter Thronson opened the floor for public hearing. There were no speakers. Chairman Scooter Thronson closed the public hearing.

Motion was made by Wayne Biggs, seconded by Barry Andrews, to approve the Preliminary/Final Subdivision Plat to modify the existing property line, expanding the size of parcel 1806240000008.017 and reducing the size of parcel 1806240000001 by approximately 0.1 acres, filed by J3 V, LLC and Elysian Field, Inc. C/o Jon Lieber. All in favor. Motion carried.

B – Public Hearing & Preliminary/Final Subdivision Plat Review to replat parcel 1902090000003 and parcel 1902090000003.002, approximately 10 acres, approximately 1,000 feet north of Radcliff Rd, filed by Charles & Jessica Coleman.

Chairman Scooter Thronson described the purpose of this application.

Ian Cantrell, City Planner, expressed that the subdivision was aimed at taking the roughly 10 acre square section of property owned by the Colemans and allow it to be split in half east to west, to allow for a family member to build on a new 5 acre parcel. Cantrell explained that there was a private means of ingress/egress along the eastern side of the property. Cantrell gave a favorable recommendation.

Chairman Scooter Thronson opened the floor for public hearing. There were no speakers.

Motion was made by Wayne Lyssy, seconded by Barry Andrews, to approve the Preliminary/Final Subdivision to replat parcel 1902090000003 and parcel 1902090000003.002, approximately 10 acres, approximately 1,000 feet north of Radcliff Rd, filed by Charles & Jessica Coleman All members were in favor. Motion Carried.

C – Public Hearing & Preliminary/Final Subdivision Plat Review of the one to four lot subdivide of parcel 1903060000001, approximately 31 total acres, located east of Celeste Rd, filed by Jason Linder/Alex T. III and Fontaine Howard

Ian Cantrell explained that this application was aimed to split 3 new parcels out of a larger 31 acre parcel along Celeste Rd and a private road, Celeste Springs. Cantrell explained that he recommended the application be tabled for the next available meeting to allow for further staff review of documents from the Probate

Court regarding the ingress/egress easement recently attained to allow for access to Celeste Springs Rd and the use of Celeste Springs Rd.

Chairman Scooter Thronson opened the floor for public hearing. There were no speakers.

Motion was made by Wayne Lyssy, seconded by Barry Andrews, to table the Preliminary/Final Subdivision Plat of the one to four lot subdivide of parcel 1903060000001, approximately 31 total acres, located east of Celeste Rd, filed by Jason Linder/Alex T. III and Fontaine Howard. All members in favor. Motion Carried.

D – Public Hearing & Preliminary/Final Subdivision Plat Review to replat parcel 2203081000090 and parcel 2203081000089.01, approximately 1.7 acres, located at 1090 Industrial Pkwy, filed by Brett Real Estate-Robinson Development Co., Inc., owner John Brett

Ian Cantrell explained that the purpose of this application was to redraw the line dividing the two parcels such that the property line would run north to south rather than east to west, giving both parcels frontage on Industrial Pkwy. Cantrell explained that there was no site plan for the site on the agenda, and only a subdivision/replat was being voted on at this meeting. Cantrell gave a favorable recommendation.

Chairman Scooter Thronson opened the floor for public hearing. There were no speakers.

Motion was made by Wayne Biggs and seconded by Julie McGuire to approve the Preliminary/Final Subdivision Plat to replat parcel 2203081000090 and parcel 2203081000089.01, approximately 1.7 acres, located at 1090 Industrial Pkwy, filed by Brett Real Estate-Robinson Development Co., Inc., owner John Brett. All members were in favor, with exception of Howard Rubenstein who abstained from voting and discussion. Motion carried.

E – Site Plan Review for Hill Storage, located in the City of Saraland Planning Jurisdiction on the south side of Industrial Pkwy/Hwy 158, filed by Sawgrass Consulting LLC on behalf of Mr. Calvin J. Hill

Cantrell explained that the purpose of this application was to allow for a pole barn storage facility for large vehicles, boats, RVs, etc. Cantrell explained that this property was in a "doughnut hole", being in a cluster of parcels surrounded by

Saraland, but not inside the City Limits itself. Cantrell explained that the storage barns would be build back off of Industrial Pkwy to allow for the possibility of parcels to be subdivided off in the future along Industrial Pkwy, though none had been proposed at this time. Cantrell recommended the Planning Commission approve the site plan subject to the condition that all relevant state permits which had been applied for, ALDOT/ADEM, and a copy of a letter from a water utility on serviceability be received by the Building & Planning Department.

Wayne Biggs requested information on the possible annexation of the property, and if it touched the City Limits of the City of Saraland. Cantrell explained that the western edge of the property did touch a parcel in the city zoned R1 and appeared to also touch an R4 zoned property to the southwest. The property south of the site plan was part of the "doughnut hole" which was not in the city. Wayne Biggs also requested to know how the 2014 Comprehensive Plan had the site's prospective land use listed. Cantrell explained the Comprehensive Plan showed the property as mixed, but primarily proposed as Evergreen Space.

Andy Rutens joined in comment, expressing that as the property was not in the city limits, it was not considered zoned. As such, he explained, it would be difficult for the city to enforce that the property remain evergreen space.

Tom Granger of Sawgrass Consulting spoke stating the property to the west is predominately wet. He explained that the ALDOT permit had been applied for, but was taking longer to get approved because the plans included a deceleration lane. He explained that an ADEM permit had also been applied for.

Motion was made by Wayne Biggs, seconded Julie McGuire to approve the Site Plan for Hill Storage, located in the City of Saraland Planning Jurisdiction on the south side of Industrial Pkwy/Hwy 158, filed by Sawgrass Consulting LLC on behalf of Mr. Calvin J. Hill, contingent on submission of relevant state ALDOT and ADEM permits as well as a utility availability letter from a water service provider to the Building & Planning Department. All members in favor. Motion carried.

F – Recommendation to the City Council on an Ordinance to make a comprehensive edit to the Land Use and Development Ordinance

Andy Rutens, City Attorney expressed that no vote was necessary, and that this item was placed on the agenda for discussion only. Mr. Rutens explained that he distributed a "red line" copy of the Land Use and Development Ordinance for the members of the Planning Commission to review and make comments/suggestions on for upcoming meetings.

There being no further business to come before the Planning Commission, the meeting adjourned at 6:22 p.m.

ACCEPTED AND APPROVED:













